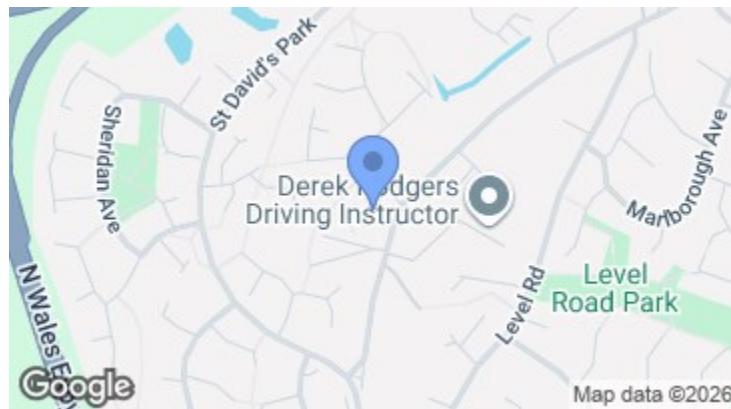


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NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



16 Bramley Way

Hawarden, Deeside,
CH5 3LG

**NEW
£230,000**

Tucked away within a quiet cul-de-sac in the highly desirable village of Hawarden, this well-presented home offers an excellent opportunity for first-time buyers, downsizers, or those seeking village living with outstanding connectivity. Hawarden is renowned for its strong sense of community, excellent schooling, and range of local amenities including shops, cafés, pubs, and countryside walks.

The village is ideally positioned for commuters, providing swift access to the A55 North Wales Expressway, linking North Wales with Chester, the Wirral, and beyond. Broughton Retail Park and the historic city of Chester are just a short drive away, offering extensive shopping, dining, and leisure facilities.

The property itself benefits from driveway parking, a detached garage, attractive gardens, and well-proportioned accommodation, all set within a peaceful residential setting making this a comfortable and convenient place to call home.

LOCATION

Tucked away within a quiet cul-de-sac in the ever-popular village of Hawarden, this attractive home offers well-presented accommodation, private gardens, and excellent access to local schools, amenities, and transport links. The property is ideally suited to first-time buyers, downsizers, or those seeking a peaceful yet well-connected location, with Broughton Retail Park, Chester, and the A55 North Wales Expressway all within easy reach.

EXTERNAL

The home is approached via a tarmac driveway providing parking for one vehicle and access to a detached single garage, which benefits from wooden opening doors, power supply, side access door, and windows providing natural light. To the front is a lawned garden bordered by mature hedging and shrubs, with a raised bed ideal for a small vegetable or flower patch. A wooden gate leads to the front entrance.

HALLWAY

4.17 x 1.12 (13'8" x 3'8")



Entry is via a white uPVC front door with obscured double glazing into a welcoming entrance hallway, finished with wood-effect parquet-style vinyl flooring which continues throughout the ground floor. The hallway features a radiator, pendant light, fuse board, and staircase rising to the first floor doors leading to the rest of the downstairs accommodation, with useful under-stairs storage.

LIVING ROOM

5.56 x 3.61 (18'2" x 11'10")



To the right, the living room is a warm and inviting space, enjoying a large double-glazed window to the front elevation and a further side window allowing plenty of natural light. The room features wood-effect flooring, ceiling lighting, and a characterful brick-built fireplace with wood-burning stove with wooden mantel and slate hearth, creating an ideal space to relax and unwind.

lighting and a radiator provide comfort. Double-glazed double doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor space.

**DINING AREA****FAMILY BATHROOM**

1.77 x 2.13 (5'9" x 6'11")



The ground-floor bathroom is fitted with tile-effect vinyl flooring and comprises a white WC, pedestal wash basin with silver mixer tap, and a panelled bath with electric shower over and glass screen. Wood-effect wall tiling, a radiator, ceiling light, extractor fan, and obscured double-glazed window complete the room.

KITCHEN

5.54 x 2.57 (18'2" x 8'5")



The kitchen is positioned to the rear and fitted with a range of light green wall and base units with coordinating work surfaces and tiled splashbacks. Features include a gas hob with oven below, white ceramic sink with draining board and silver mixer tap, space for a fridge-freezer, plumbing for a washing machine and dishwasher, and excellent storage throughout. A cupboard houses the gas boiler, while ceiling

LANDING

1.40 x 1.63 (4'7" x 5'4")



Stairs rise to the first-floor landing, with pendant lighting and access to the loft and double-glazed window allowing plenty of light into the property.

MASTER BEDROOM

3.61 x 3.43 (11'10" x 11'3")



The principal bedroom is a well-proportioned double room featuring original wood flooring, a double-glazed window overlooking the front of the property, radiator, pendant lighting, and a built-in wardrobe cupboard.

ENSUITE

2.20 x 0.84 (7'2" x 2'9")

The room further benefits from a private en-suite shower room, fitted with an electric shower, wash basin with silver mixer tap, WC, mirrored cabinet, ceiling light, and extractor fan.

BEDROOM 2

3.58 x 3.60 (11'8" x 11'9")



Bedroom two is a well-proportioned double room featuring original wood flooring, a double-glazed window, radiator, pendant lighting, and a built-in wardrobe cupboard.

GARDEN

The rear garden is a real highlight, enjoying a private and sunny aspect. A brick-paved patio seating area provides an ideal space for outdoor dining and evening relaxation, while mature hedging offers excellent privacy. The garden features established borders with camellia and apple trees, an outside tap, and gated access to the side of the property.

**GARAGE**

Detached single garage, which benefits from wooden opening doors, power supply, side access door, and windows providing natural light.

TENURE

*Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

*Council Tax Band D - Flintshire County Council.

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

AWARD WINNING LETTINGS SERVICE

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI.

FLOOR PLANS - included for identification purposes only, not to scale.

DIRECTIONS

Cavendish Estate Agents - Mold 1 High St, Mold CH7 1AZ Follow Chester St to Mold Byp/A494 3 min (0.8 mi) - Head towards Tyddyn St 0.2 mi - At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi - Continue on A494 to B5125. Take the exit for B5127 from A494 6 min (4.1 mi) At Wylfa Roundabout, take the 1st exit onto Mold Byp/A494-1.3 mi At New Brighton Roundabout, take the 3rd exit onto A494-1.6 m Take the slip road onto N Wales Expy/A494/A55 - Continue to follow A494 1.0 mi - Take the B5127 exit towards Buckley/Bwcle 0.2 mi - Take St David's Park to Bramley Way 3 min (1.1 mi) At the roundabout, take the 4th exit onto B5125 0.2 mi - At the roundabout, take the 3rd exit onto St David's Park 0.8 mi - Turn left onto Wood Ln 118 ft Turn left to stay on Wood Ln 0.1 mi Turn left onto Bramley Way property will be on your left as you enter the cul-de-sac. 16 Bramley Way Hawarden, Deeside CH5 3LG